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22/2019/0275

Scale: 1:1250

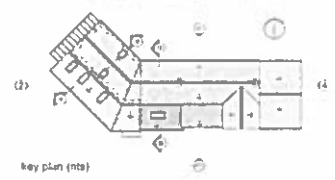
Printed on: 1/4/2019 at 9:41 AM



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PROPOSED ELEVATIONS

0 1 2 3 4 5 M



1. north elevation as proposed

< EXTENSION >

proposed external materials schedule

Cladding	Timber cladding
Roof	Timber shingles
Windows	White painted uPVC
Doors	White painted uPVC
Handrails	White painted uPVC
Staircase	White painted uPVC
Skirting	White painted uPVC
Architraves	White painted uPVC
Decorative	White painted uPVC

Adrian Jones Associates
 100-102, The Arcade, Tironfa, Hendrewydd, Denbigh
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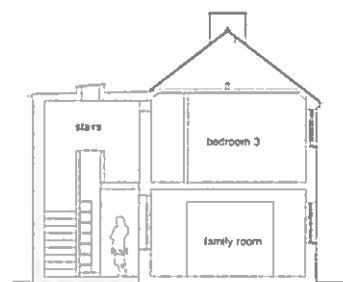
Proposed Elevations 1/4 and Section B B

plan 21807

Scale	1:100 @ A3
Date	2015
Project	AL(p)08
Client	AL(p)08

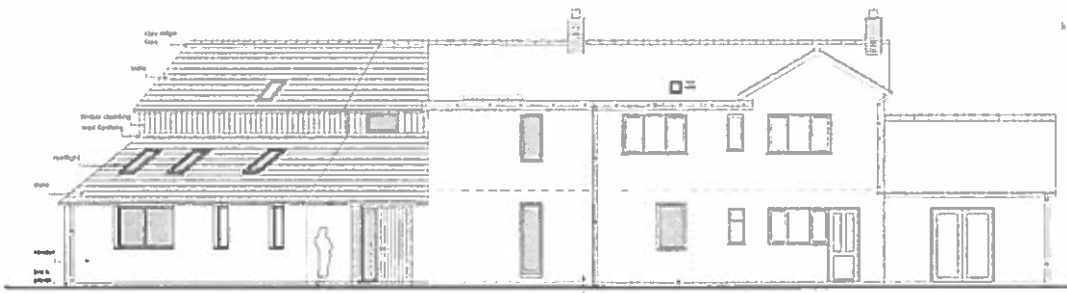
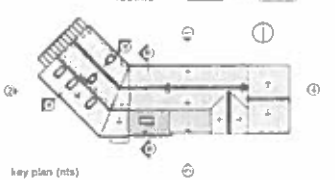


3. east elevation as proposed



section B-B as proposed

0 1 2 3 4 5 M



3. south elevation as proposed

< EXTENSION >

proposed external materials schedule

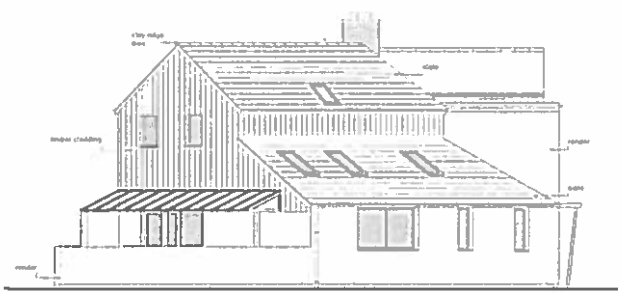
Cladding	Timber cladding
Roof	Timber shingles
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Proposed Elevations 2/3 and Section A A

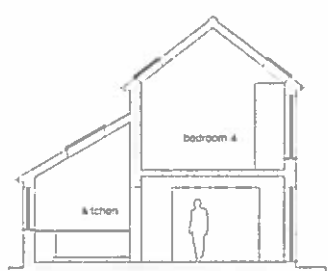
plan 21807

Scale	1:100 @ A3
Date	2015
Project	AL(p)07
Client	AL(p)07

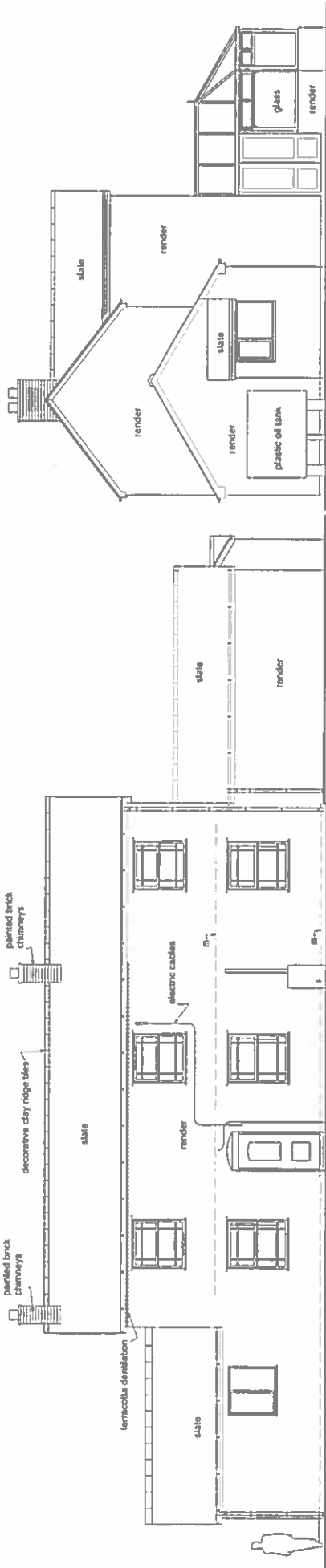
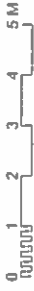


2. west elevation as proposed

< EXTENSION >

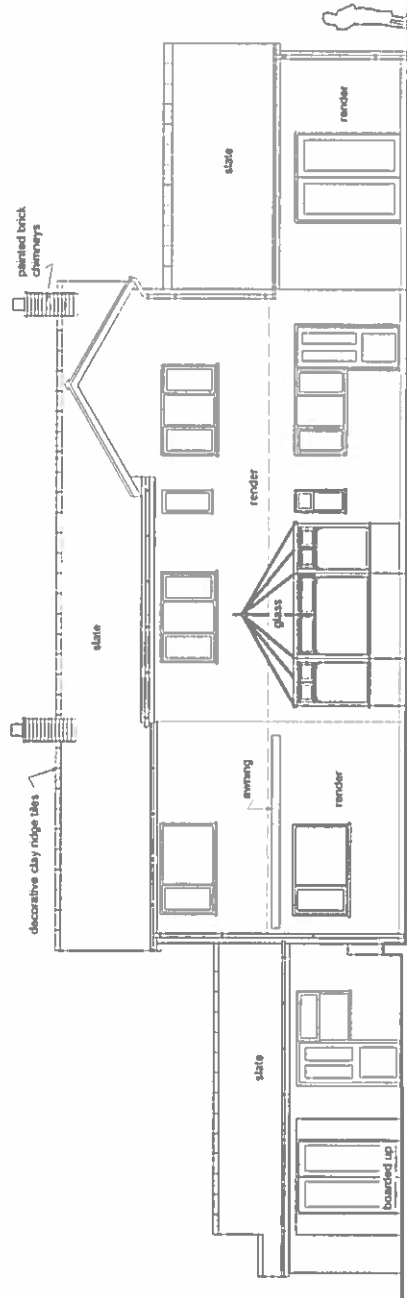
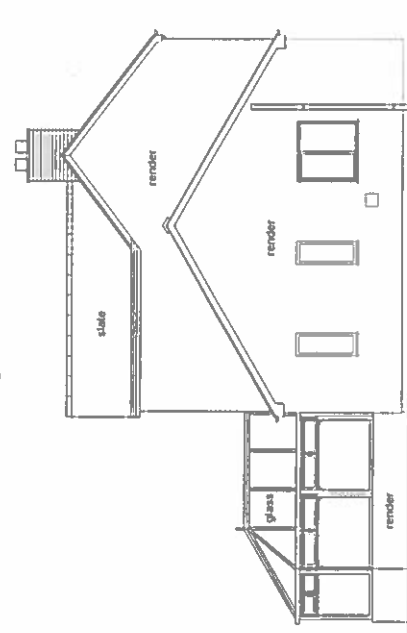


section A-A as proposed



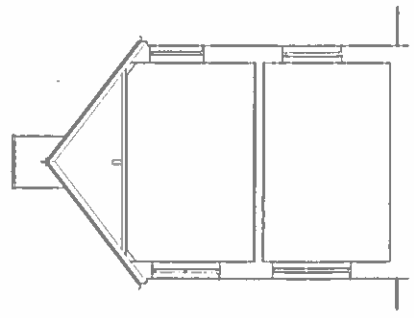
1. north elevation as existing

2. west elevation as existing



4. east elevation as existing

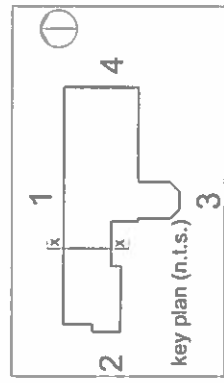
3. south elevation as existing



section X-X as existing

existing materials schedule

ELEMENT	MATERIALS	COLOR
Roof	slate	black
Chimneys	painted brickwork/ clay pots	red
Windows	decorative as noted	white/ buff
Walls	plastered brickwork/ clay pots	white
Decorations	distressed render - Jaconet	black
Floors	terrace paving	stone
Roofs	slate	black
Windows	aluminum	black
Doors	aluminum	white/ brown
Decorations	plaster	white/ brown
Decorations	terrace tiles	red



existing materials schedule

3. south elevation as existing

section X-X as existing

EXISTING ELEVATIONS

Adrian Jones Associates

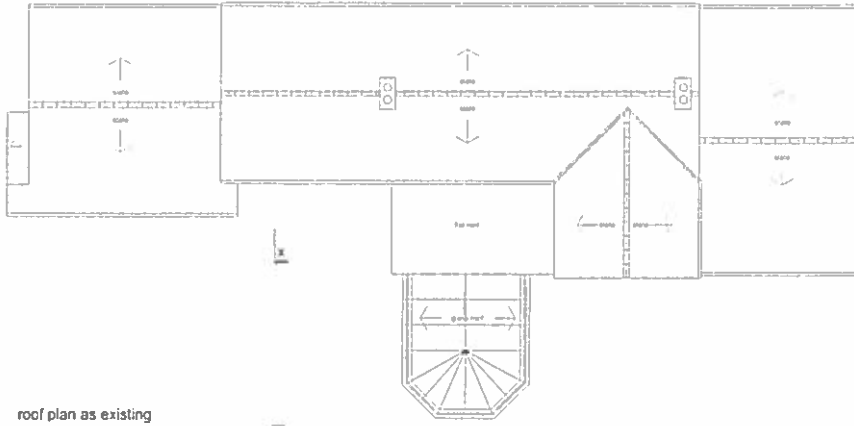
The College Buildings
 Colwyn Bay
 Llandudno
 LL51 1EB
 Tel: 01247 792 243
 Fax: 01247 799 818
 e-mail: adrian@adrianjones.co.uk

Project: **Tirontfa, Hendrerwydd, Denbigh**

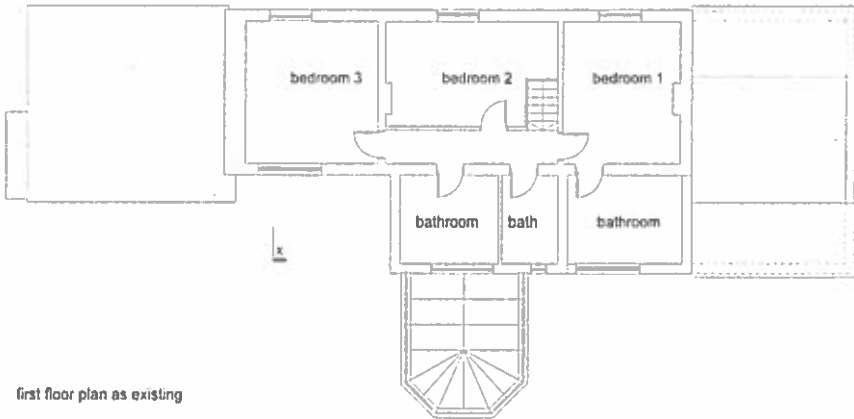
Site: **Existing Elevations and Section**

status	planning	ref no	21807
scale	1:100 @ A3	date	2018
drawing no.	AL(p)04	revision	
drawn		checked	

EXISTING FLOOR PLANS



roof plan as existing



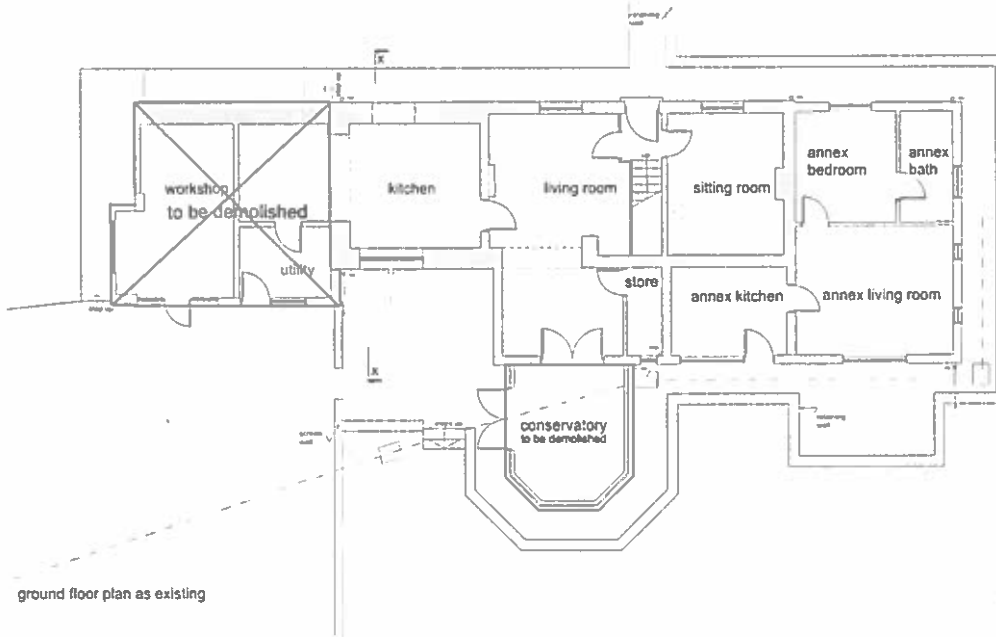
first floor plan as existing

Adrian Jones Associates

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 Newport, Wales, NP23 5YU
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 Fax: 01495 341112
 Email: info@adrianjones.co.uk

project: **Tronfa, Hendrewydd, Denbigh**

client:	planning	job no:	21807
scale:	1:100 @ A3	date:	2019
drawing no:	AL(p)03	revision:	
drawn:		checked:	



ground floor plan as existing

Adrian Jones Associates

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 Fax: 01495 341112
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project: **Tronfa, Hendrewydd, Denbigh**

client:	planning	job no:	21807
scale:	1:100 @ A3	date:	2019
drawing no:	AL(p)02	revision:	
drawn:		checked:	

EXTENT OF DEMOLITION

Adrian Jones Associates

The Company's Name: **Adrian Jones Associates Ltd**
 Registered Office: **11, The Quadrant, London, W1A 1AA**
 VAT No: **264 242 100**
 Tel: **0181 740 281**
 Fax: **0181 740 018**
 E-mail: **adrian@adrianjones.co.uk**

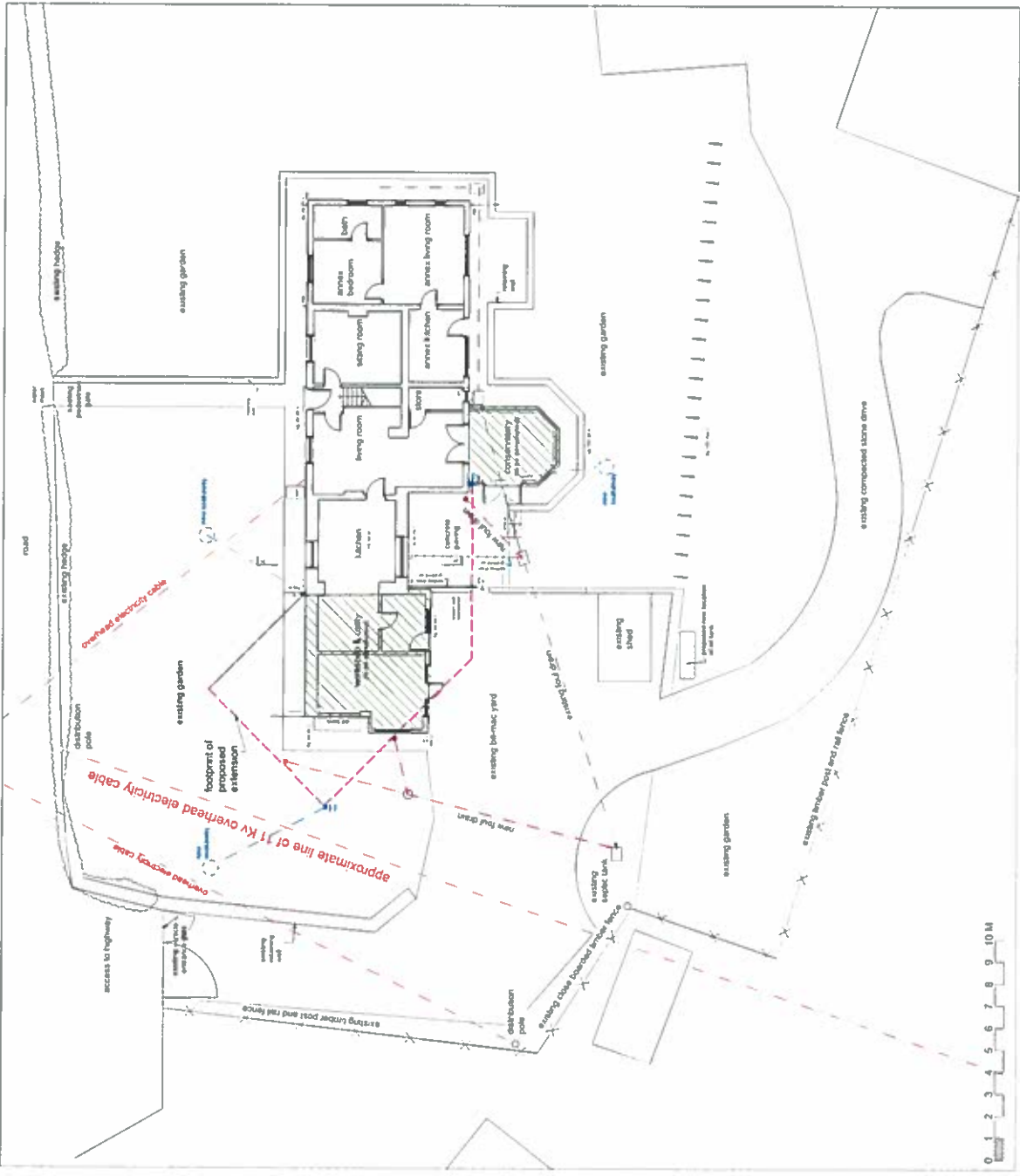
Project: **Tironia, Hendrerwydd, Denbigh**

Site: **Location and Block Plan**

status	planning	ref no	21807
scale	1:200 @ A3	date	
	1:1250 @ A3	file	
drawing no	revision		
	AL(p)01 -		
drawn		checked	



Location Plan 1: 1250
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areas to be demolished

footprint of proposed extension

Block Plan 1: 200

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal
WARD MEMBER: Councillor Huw O Williams
APPLICATION NO: 22/2019/0275/ PF
PROPOSAL: Erection of extensions and alterations to dwelling
LOCATION: Tirionfa Hendrerwydd Denbigh
APPLICANT: C Jones
CONSTRAINTS: None
PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Application submitted by close relative of member of Staff of Planning and Public Protection Service

CONSULTATION RESPONSES:

LLANGYNHAFAL COMMUNITY COUNCIL-
No response at time of drafting report

NATURAL RESOURCES WALES-
No response at time of drafting report

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Ecologist-
No response at time of drafting report

RESPONSE TO PUBLICITY:

None received at time of drafting report

EXPIRY DATE OF APPLICATION: 15/05/2019

REASONS FOR DELAY IN DECISION (where applicable): N/A

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the erection of a side / rear extension including the demolition of existing conservatory and workshop at an existing dwelling, Tirionfa, Hendrerwydd.
- 1.1.2 The proposed side extension would be angled at approximately 45 degrees in a northwest direction from the main dwelling. It would project from the northwest corner of the existing dwelling by 6m and would be 7.4m wide. It would have a roof height of 6.7m and an eaves height of 4.8m to match the existing dwelling. The lean to roof would have a height of 4.2m and an eaves height of 2.3m. The extension would

include a large open- plan kitchen/ dining area at ground floor level and a bedroom with en suite and walk-in-wardrobe to the first floor.

- 1.1.3 The rear extension would create an infill 'link' between the main dwelling and the proposed side extension and would not project further than the existing rear elevation of the main dwelling. It would have a flat roof to match the existing rear extension, with a height of 5m. It would comprise an entrance hall, WC to the ground floor level and a linen room and landing to the first floor. The stairs would be relocated to this area and removed from the centre of the existing dwelling.
- 1.1.4 A full height window is proposed to the northeast elevation, patio doors to the northwest elevation with a glass veranda above along the side elevation and three windows to the southwest elevation including the addition of 3 roof lights in the lean-to roof. A porch with a new entrance door is also proposed to the rear elevation with an additional window to serve the hall.
- 1.1.5 The proposed fenestration to the first floor includes two large windows to the northeast elevation, two narrow windows to the northwest elevation, a high level window to the south elevation and the addition of two roof lights. An additional narrow window to serve the landing is also proposed with a roof light above the stairs.

1.2 Description of site and surroundings

- 1.2.1 Tirionfa is a large detached dwelling located to the east of the crossroads on the southern side of the Llangynhafal Road at Hendrerwydd.
- 1.2.2 The land to the north of the road is open fields, with further fields to the east and south. The western boundary is adjacent to a field which has a width of around 30 metres with a ribbon of development fronting a road beyond to the west.
- 1.2.3 There are established holiday lodges located directly to the east of the site which are within the ownership of the applicant.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside of any development boundaries in an undesignated area in the Local Development Plan.
- 1.3.2 It is situated within the 'Areas of Search' (Hamlets) under Policy BSC 6 of the Local Development Plan relating to local connections affordable housing in hamlets.

1.4 Relevant planning history

- 1.4.1 Previous extensions have been granted in relation to the property in 1990 and 1995.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 33/1050 Extension of property, WITHDRAWN 15/12/1975
- 2.2 33/11202 Extension to existing dwelling to form granny flat and additional bedroom, GRANTED 26/04/1990
- 2.3 33/15170 Extension to dwelling, GRANTED 05/12/1995

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD3 – Extensions and alterations to existing dwellings

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Government Policy / Guidance

Planning Policy Wales Edition 10 December 2018

Development Control Manual (2016)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Ecology

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 3 relates specifically to the extension and alteration of existing dwellings, and states that these will be supported subject to compliance with detailed criteria. The Residential Development SPG offers basic advice on the principles to be adopted when designing domestic extensions and related developments.

The principle of appropriate extensions and alterations to existing dwellings is therefore acceptable. The assessment of the specific impacts of the development proposed is set out in the following sections.

4.2.2 Visual Amenity

Criteria i) of Policy RD 3 requires the scale and form of the proposed extension or alteration to be subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made.

Criteria ii) of Policy RD 3 requires that a proposal is sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

Criteria iii) of Policy RD3 requires that a proposal does not represent an overdevelopment of the site.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the

neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

No representations have been received raising visual amenity issues.

The proposal is for the erection of a side and rear extension, including the demolition of an existing conservatory and workshop. The proposed side extension is considered to be subordinate in scale to the existing dwelling as it would replace the footprint of the existing single storey workshop extension.

The first floor of the side extension is proposed to be finished in cedar cladding and it would be visible from public vantage points. Whilst this material does not match the existing dwelling, it is a modern addition which Officers are of the opinion adds an element of interest and clearly shows the extension as an addition to the original dwelling. It is not considered that the proposals would have a detrimental impact on the visual amenity of the area as there is no distinctive character of property in the locality.

Having regard to the design, siting, scale, massing and materials of the proposed extensions, in relation to the character and appearance of the dwelling itself, the locality and landscape, it is considered the proposals would not have an unacceptable impact on visual amenity and would therefore be in general compliance with the tests in the policies referred to.

4.2.3 Residential Amenity

Criteria iii) of Policy RD 3 requires that a proposal does not represent an overdevelopment of the site.

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration. The impact of the proposals on visual amenity is therefore a basic test in the policies of the development plan.

The Residential Space Standards SPG specifies that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

No representations have been received raising residential amenity issues.

The proposal is for the erection of a side and rear extension, including the demolition of an existing conservatory and workshop.

The Residential Development SPG states that no more than 75% of a residential property should be covered by buildings and that 40m² of private external amenity space should be provided as a minimum standard for residential dwellings.

The dwelling is located in a large residential plot with ample amenity space to the front and rear. A distance of approximately 6m would remain to the northwest boundary fence from the side extension at the narrowest point. It is not considered that the increase in size of the dwelling would represent an overdevelopment of the plot and sufficient amenity space would remain as a result of the extensions.

There are no immediate neighbours adjacent to the dwelling, with the nearest residential property located approximately 18m to the west. There are narrow windows proposed in the first floor northwest elevation which would serve an en suite

and dressing room. It is considered that the windows would not raise overlooking or privacy issues to the property to the west as there would be a sufficient separation distance to the side of the extension..

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 10) (Section 5.2), current legislation and Conservation and Enhancement of Biodiversity SPG (2016), which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The proposal involves the demolition of existing conservatory and workshop. The application is supported by a Protected Species Survey (carried out in March 2019) which reports the findings of a day-time building survey of the dwelling. No visible evidence of bats were found and it was concluded that the potential for the garage/utility to support roosting bats was negligible.

It is not considered likely that the proposals will give rise to ecological issues. Any responses from the Council's Ecologist and NRW will be included in the late information sheets.

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 Having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the application is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 17th April 2024

2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing elevations and section (Drawing No. AL(p)04) received 21 March 2019
 - (ii) Existing ground floor plan (Drawing No. AL(p)02) received 21 March 2019
 - (iii) Existing first floor and roof plan (Drawing No. AL(p)03) received 21 March 2019
 - (iv) Proposed elevations 2/3 and Section AA (Drawing No. AL(p)07) Rev A received 1 April 2019
 - (v) Proposed elevations 1/4 and Section BB (Drawing No. AL(p)08) received 21 March 2019
 - (vi) Proposed ground floor plan (Drawing No. AL(p)05) received 21 March 2019
 - (vii) Proposed first floor and roof plan (Drawing No. AL(p)06) received 21 March 2019
 - (viii) Illustrative views of proposed extension (Drawing No. AL(p)09) received 21 March 2019
 - (ix) Location and block plan (Drawing No. AL(p)01) received 21 March 2019

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.